



Report of Technical Review Committee

Docket #: PC2006-057 Project Type: Primary Plat TRC Meeting: 9/27/06
Project: 3021 Stella Drive
Location: South of Smith Valley Rd., on the west side of SR 135
Engineer: Crossroad Engineers Representative(s): _____

TRC Members Present

Planning:
Bill Peeples
Lowell Weber

Engineering & Sanitation:
Paul Peoni - Engineering
Kevin Riddle - Engineering
Keith Meier - Sanitation

Fire Department:
Rodney Johnson

Parks Department:

Police Department:
Chief Pitcher

Other:
Andy Nichols - SWCD

Minutes:

This proposed 4-lot commercial subdivision is located on the southwestern corner of Stella Drive and St. Rd. 135. Each lot is approximately one acre in area.

Chief Pitcher moved to table PC2006-057 to the October 11, 2006, Tech meeting. Lowell Weber seconded. Petition was tabled.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 4) Secondary plat and plans shall provide sufficient common areas and/or easements for installation of landscape bufferyards adjacent to residential properties to the west and south. Detailed landscape plans shall be included in the future site development plans for each lot.
- 5) All written comments listed in Fire Department's report shall be met. (attached)
- 6) Zoning commitments shall be listed on the secondary plat. Zoning commitments shall be recorded and submitted to the Planning Department prior to primary plat approval.
- 7) Existing conditions sheet shall show stockpile of top soil at the north end of the site.
- 8) Proposed conditions sheet shall show ingress/egress easements to provide access for all four lots.
- 9) Frontage sidewalk along Stella Drive shall be five foot wide and be placed in the public r-o-way. Frontage sidewalk along St. Rd. 135 shall be six foot wide and be placed in a seven foot-side easements adjacent to and parallel to St. Rd. 135 r-o-way.
- 10) Permit from INDOT shall be obtained for driveway cut onto St. Rd. 135. Said driveway shall comply with conditions of zoning commitments.
- 11) Stella Drive r-o-way dedication shall be 30-foot wide half r-o-way.

Chairman